

089.A

0001

0054.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

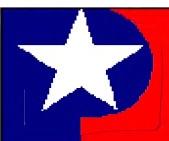
417,100 / 417,100

USE VALUE:

417,100 / 417,100

ASSESSED:

417,100 / 417,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #: 54

Owner 1: FRASER ROSS

Owner 2:

Owner 3:

Street 1: 54 HEMLOCK ST UNIT 54

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: TYSON THEODORE S/DONNA S -

Owner 2: -

Street 1: 54 HEMLOCK ST UNIT 54

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Aluminum Exterior and 1175 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7760										G7		1.				

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code								Land Size				Building Value	
102								Yard Items				Land Value	
0.000								Total Value				Total Value	
417,100													
Total Card												Entered Lot Size	
0.000												Total Land:	
417,100												Land Unit Type:	
Source: Market Adj Cost								Total Value per SQ unit /Card: 354.98				/Parcel: 354.98	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	417,100	0	.	.	417,100		Year end	12/23/2021
2021	102	FV	405,000	0	.	.	405,000		Year End Roll	12/10/2020
2020	102	FV	398,900	0	.	.	398,900	398,900	Year End Roll	12/18/2019
2019	102	FV	409,400	0	.	.	409,400	409,400	Year End Roll	1/3/2019
2018	102	FV	361,700	0	.	.	361,700	361,700	Year End Roll	12/20/2017
2017	102	FV	329,500	0	.	.	329,500	329,500	Year End Roll	1/3/2017
2016	102	FV	307,100	0	.	.	307,100	307,100	Year End	1/4/2016
2015	102	FV	283,300	0	.	.	283,300	283,300	Year End Roll	12/11/2014

Parcel ID 089.A-0001-0054.0

!15248!

PRINT

Date	Time
12/30/21	20:25:59
Last Rev	
Date	Time
08/20/18	15:50:43
	danam

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TYSON THEODORE	66673-116		1/14/2016		379,000	No	No		
AHLSTROM CHRIST	49664-84		6/23/2007		288,000	No	No		
BROWN ROBERT L	46537-529		11/23/2005		250,000	No	No		

PAT ACCT.

Date	Result	By	Name
8/20/2018	Measured	DGM	D Mann
12/5/2008	MLS	MM	Mary M
3/27/2006	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good	A Bath:	Rating:	ELECTRIC HEAT IN ATTIC.															
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																
(Liv) Units: 2	Total: 2	1/2 Bath:	Rating:	A HBth:	Rating:																
Foundation: 3 - BrickorStone		OthrFix:	Rating:	RESIDENTIAL GRID																	
Frame: 1 - Wood		Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1																	
Prime Wall: 3 - Aluminum		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Sec Wall:	%	Frl:	Rating:	Other																	
Roof Struct: 1 - Gable		WSFlue:	Rating:	Upper																	
Roof Cover: 1 - Asphalt Shgl		Lvl 2																			
Color: GOLD		Lvl 1																			
View / Desir:		Lower																			
GENERAL INFORMATION				CONDO INFORMATION																	
Grade: C - Average																					
Year Blt: 1927	Eff Yr Blt:	Location:																			
Alt LUC:	Alt %:	Total Units:																			
Jurisdct: G17	Fact: .	Floor: 1 - 1st Floor				REMODELING				RES BREAKDOWN											
Const Mod:		% Own: 46.000000000				Exterior:				No Unit RMS BRS FL											
Lump Sum Adj:		Name:				Interior:				1 6 2											
INTERIOR INFORMATION				DEPRECIATION				Additions:													
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %					Kitchen:													
Prim Int Wal	2 - Plaster	Functional:	%					Baths:													
Sec Int Wall:	%	Economic:	%					Plumbing:													
Partition:	T - Typical	Special:	%					Electric:													
Prim Floors:	3 - Hardwood	Override:	%					Heating:													
Sec Floors:	%	Total: 18.6 %				General:				Totals											
Bsmnt Flr:	12 - Concrete					1 6 2															
Subfloor:																					
Bsmnt Gar:																					
Electric:	3 - Typical																				
Insulation:	2 - Typical																				
Int vs Ext:	S																				
Heat Fuel:	1 - Oil																				
Heat Type:	5 - Steam																				
# Heat Sys:	1																				
% Heated:	100	% AC:																			
Solar HW:	NO	Central Vac:	NO																		
% Com Wal		% Sprinkled																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
PARCEL ID 089.A-0001-0054.0																					
More: N				Total Yard Items:				Total Special Features:				Total:									
IMAGE AssessPro Patriot Properties, Inc																					